

1 Abran E. Vigil
 2 Nevada Bar No. 7548
 3 Sylvia O. Semper
 4 Nevada Bar No. 12863
 5 BALLARD SPAHR LLP
 6 100 North City Parkway, Suite 1750
 7 Las Vegas, Nevada 89106
 8 Telephone: (702) 471-7000
 9 Facsimile: (702) 471-7070
 10 vigila@ballardspahr.com
 11 sempers@ballardspahr.com

12 *Attorneys for Plaintiff The Bank of
 13 New York Mellon, f/k/a the Bank of
 14 New York, as Trustee, on behalf of
 15 the registered holders of Alternative
 16 Loan Trust 2006-OA7, Mortgage
 17 Pass-Through Certificates, Series
 18 2006-OA7*

19 **UNITED STATES DISTRICT COURT**
 20 **DISTRICT OF NEVADA**

21 THE BANK OF NEW YORK MELLON,
 22 f/k/a THE BANK OF NEW YORK, AS
 23 TRUSTEE, ON BEHALF OF THE
 24 REGISTERED SHAREHOLDERS OF
 25 ALTERNATIVE LOAN TRUST 2006-OA7,
 26 MORTGAGE PASS-THROUGH
 27 CERTIFICATES, SERIES OA7

28 Plaintiff,

vs.

POSHBABY LLC SERIES 3511 DESERT
 CLIFF #201, a Nevada limited liability
 company; CLIFF SHADOWS
 HOMEOWNERS' ASSOCIATION, a
 Nevada non-profit corporation

Defendants.

Case No. 2:16-cv-02719-APG-NJK

STIPULATION AND ORDER TO
 EXTEND DEADLINE TO FILE
 REPLY TO DEFENDANT CLIFF
 SHADOWS HOMEOWNERS'
 ASSOCIATION'S RESPONSE TO
 BANK OF NEW YORK MELLON'S
 MOTION TO LIFT STAY [ECF NO.
 20]

[FIRST REQUEST]

IT IS HEREBY STIPULATED AND AGREED, by and between the parties,
 Plaintiff The Bank of New York Mellon, f/k/a the Bank of New York, as Trustee, on
 behalf of the registered holders of Alternative Loan Trust 2006-OA7, Mortgage Pass-
 Through Certificates, Series 2006-OA7 ("BNYM"), by and through its counsel of
 record, Ballard Spahr LLP, and Defendant Cliff Shadows Homeowners' Association

1 ("Cliff Shadows"), by and through its attorneys of record, Boyack, Orme & Anthony,
 2 the deadline for BNYM to file a reply to Defendant Cliff Shadows' Response to
 3 BNYM's Motion to Lift Stay [ECF No. 20] filed on February 21, 2017, shall be
 4 continued until March 14, 2017.

5 The requested extension is necessary because BNYM and defendant Poshbaby
 6 LLC Series 3511 Desert Cliff #201 ("Poshbaby") have entered a stipulation to extend
 7 the deadline for Poshbaby to file its opposition to the Motion to Lift the Stay. Out of
 8 efficiency, The Bank of New York Mellon wishes to respond to both Cliff Shadows and
 9 Poshbaby in a single reply. This is the parties' first request for an extension and is
 10 not intended to cause delay or prejudice to any party.

11 Dated: this 24th day of February, 2017.

12 BALLARD SPAHR LLP

13 By: /s/ Sylvia O. Semper BOYACK ORME & ANTHONY

14 Abran E. Vigil
 15 Nevada Bar No. 7548
 16 Sylvia O. Semper
 17 Nevada Bar No. 12863
 18 100 North City Parkway, Suite 1750
 19 Las Vegas, Nevada 89106

20 By: /s/ Kelley K. Blatnik
 21 Kelley K. Blatnik, *Of Counsel*
 22 Nevada Bar No. 12768
 23 Edward D Boyack
 24 Nevada Bar No. 5229
 25 401 N. Buffalo Drive #202
 26 Las Vegas, Nevada 89145

27 *Attorneys for Plaintiff Bank of New
 28 New York Mellon, f/k/a the Bank
 of New York, as Trustee, on behalf
 of the registered holders of
 Alternative Loan Trust 2006-OA7,
 Mortgage Pass-Through Certificates,
 Series 2006-OA7*

29 *Attorneys for Defendant Cliff Shadows
 Homeowner's Association*

30 **ORDER**

31 **IT IS SO ORDERED.**



32 **UNITED STATES DISTRICT COURT JUDGE**
 33 **DATED: 2/27/2017**